

IWERNE MINSTER

VILLAGE DESIGN STATEMENT



Iwerne Minster from the north east (Tower Hill)

To protect, maintain and enhance the village environment, its surroundings and the quality of life for the people who live there.

September 2011

(3v0)

Iwerne Minster Village Design Statement.

Village and Town Design Statements (V/TDS) offer a framework for engaging local people in the debate about how new development can fit into the existing pattern and surroundings of both the local built and natural environments. V/TDS offer a practical tool in addressing local communities' genuine and legitimate concerns on the potential impact of new development on local character, and if used properly, can help developers understand local people's views and perceptions at the outset of the design and development process.

The Iwerne Minster Village Design Statement was adopted by North Dorset District Council as a Supplementary Planning Document on 30 September 2011.

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Iwerne Minster Village Design Statement

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The Village Design Statement team led by Cllr Terry Payne and Chris Nadin supported by Tony Gibb, Clerk to the Parish Council.

The residents of Iwerne Minster

Members of the Iwerne Minster village clubs and associations

Iwerne Minster Parish Council and members of the Parish Plan working group.

The Dorset Archives Service on behalf of the Salisbury Diocese

North Dorset District Council (NDDC)

1.0 INTRODUCTION

1.1 Purpose of a Village Design Statement (VDS)

Although it is people that make a community, nevertheless, the appearance and character of the village must depend on the buildings, its history and, by no means least, the environment in which it is situated and of which it forms part. This is the view of the residents of Iwerne Minster who felt that in order to protect the special character of their village for future generations that a VDS was required.

A VDS identifies what is special and distinctive about a village. Its purpose is to safeguard those distinctive qualities, the local character and appearance to encourage good design where development occurs. The VDS does this by analysing and defining the underlying characteristics and special qualities and producing a set of design guidelines on such matters as landscape setting, settlement patterns, materials and open spaces. A VDS provides a tool for development guidance and control, it does not determine whether or where development takes place, but it can play an important role in influencing specific proposals.

Local residents have prepared the Iwerne Minster VDS with guidance from North Dorset District Council (NDDC). The VDS process has included significant public participation that culminated in a three-day presentation with residents being able to discuss issues with the working party who prepared the VDS. More details of the consultation exercise and a summary of the result of questionnaires and events can be found in the Statement of Consultation.

In preparing the VDS the views and concerns of residents in relation to design issues were either resolved or incorporated in this statement. They now form the hub of this document, so that any new development, including alterations or extensions to existing properties, can be developed in a way that is appropriate to its immediate surroundings.

This document provides a tool to enable the Local Planning Authority to protect our environment and to recognise the aspirations of the village's residents. The VDS also informs those people applying for planning permission of the locally distinctive policies that need to be considered when preparing a scheme for submission.

This VDS recognises the diversity of building design and style within the village and identifies those aspects or features that do little to maintain the rural nature of the village and its surroundings. Similarly, it identifies those aspects or features that maintain or enhance the amenity and ambience of the community that is valued so much by its residents.

In summary, the aim of the design statement is:

To protect, maintain and enhance the village environment, its surroundings and the quality of life for the people who live there.

1.2 The Statement Structure

The VDS is divided into 12 main sections, with the analysis of the village character outlined in Sections 1 to 6, a synopsis of the character areas in Section 7 and guidelines for future development outlined in Section 8. The statement is then concluded in Section 9 with practice and procedures outlined in Section 10 and finally recommendations are made in Section 11. The supporting appendices are included in Section 12. Below is a summary of each section.

1.0 Introduction

This section outlines the reason why the residents of Iwerne Minster decided to prepare a VDS and the methodology of its preparation together with how a VDS fits into the planning context.

2.0 Context

This section describes the historical background of Iwerne Minster and the current environmental policies that protect it. It also describes the geographical setting of the village in the District.

3.0 Landscape setting

This section describes the landscape around the village from the sports pitches of Clayesmore School to the small patchwork of fields running up the escarpment and identifies the importance water has played in the history of the village.

4.0 Settlement pattern and character

From the historic core of the village to the new developments on the outskirts this section describes the overall pattern and the routes and open spaces that connect them.

5.0 Building form

This section clearly outlines the key features in terms of height, scale, density and materials that make Iwerne Minster distinctive.

6.0 Highways

This section describes the rural lanes of the village and the relationship it has with the busy A350 primary route.

7.0 Synopsis of character areas

Drawing on the preceding findings three separate character areas are identified in the village. Features that give each area its distinctiveness are listed in a brief summary.

8.0 The Future: Design Guidelines for Future Development

Linked to existing planning policies and guidance the purpose of the design guidelines are to manage change.

Section 9 – Conclusion

The conclusion recognises the importance of the VDS and the design guidelines in protecting and enhancing the village and its setting.

Section 10 – Procedures and Practices

Describes how a VDS fits into the planning process and how planning applications are considered by the Council.

Section 11 – Recommendations

As a result of the VDS process a number of recommendations have been identified.

1.3 Methodology

The preparation of the Village Design Statement was divided into three parts:

- A Desk top study
- An On Site Survey
- Public Consultation

Desk Top Study

As part of the VDS process information was gathered from existing works, reports and historical documents and these included the following:

- The Village Plan of 2006
- An HMSO geological survey report
- Archival (Dorchester) reports and documents on principal village buildings
- Discussions with Officers of North Dorset District Council.
- Maps and reports from NDDC on listed buildings and areas of special interest, open wooded areas and local planning documents and reports

On Site Survey

In addition to the Desk Top Study the village and immediate surrounding countryside were examined by members of the study group independently and also in the company of an Officer from NDDC in order to consider the extent and relevance of those features to be included in the report. This helped to bring focus to such matters as comparative building heights, the importance of sunken lanes to the character and appearance of the village together with more evident details such as architectural vernacular, design and the use of appropriate building materials.

Extensive use of photographs was made to record this information and to help bring the diversity of building within the village to the fore and thereby illustrate how future development can be controlled to preserve the rural and historic nature of Iwerne Minster.

Public Consultation

The importance of the village heritage and environment were first identified in the Parish Plan of 2006. As a result the decision was made to prepare a VDS and in autumn of 2009 a first draft was presented to the residents of the village. Through the use of a questionnaire following presentations residents' comments were collated and included in a revised draft that was submitted to NDDC for comment.

Following guidance from NDDC some changes were made to the structure of the VDS and in some areas more detail was added. Further details of the public involvement and their responses are contained in the Statement of Consultation that accompanies this VDS. A response to the initial public consultation was published in the parish newsletter in January 2010 and included on the parish website.

1.4 Local Planning Context

The VDS has been adopted by NDDC as a Supplementary Planning Document (SPD) and is a material consideration in the determination of planning applications and any appeals that might ensue. A SPD expands and provides detail to policies set out in the Local Development Plan and forms part of the planning framework for the area.

The current Local Development Plan is the North Dorset District-Wide Local Plan (First Revision) that was adopted in 2003. At the beginning of 2010 the Council consulted on Draft New Plan for North Dorset which when adopted will replace the Local Plan. As part of the spatial strategy in the draft New Plan the village of Iwerne Minster has been identified as one of the larger more sustainable villages in the District that functions as a local service centre.

In December 2010 the Coalition Government published the draft Localism Bill setting out a new framework for the planning system. Based very much on the Conservative green paper 'Open Source Planning' the new planning system proposed is community led with local people having a far greater role in shaping their environment.

The Council believes that VDSs, as they are collaboratively prepared by local communities have an important role to play in the neighbourhood planning process.

2.0 CONTEXT

2.1 Historic Background

Iwerne Minster is a typically rural Dorset village that is centred on the 12th century Church of St Mary's. Most of the older parts of the village date from no earlier than the 15th century with a great deal of development happening during the 18th century when the Iwerne Manor estate was owned by the Bower family. Agriculture played a significant role in the development of the early village and evidence still remains of this agrarian heritage through the buildings, lanes and byways both within and adjacent to the village. Brookman's Old Farm is a good example of the village's roots in farming. In the middle of the 19th century George Glyn, 2nd Baron Wolverton, bought the estate from the Bower family and demolished their family home that was built in 1796 and commissioned Alfred Waterhouse to design the present Wolverton House (now Clayesmore School). This was completed in 1878 and around the same time he also instigated the construction of a number of dwellings in the village.



Wolverton House, now Clayesmore School

In 1904 the 4th Baron Wolverton put the whole 2612 acre estate up for sale and James Ismay whose father, Thomas Henry Ismay, had founded the White Star Line shipping company, bought it in 1908. Ismay oversaw the construction of some additional buildings in the village, influenced by the Arts and Crafts movement at the time, and together it is these "estate" buildings that make a significant contribution to the character and appearance of the village.

On his death in January 1930 the whole estate was put up for sale in a number of separate lots. Clayesmore School bought the manor house and the 60 acres in which it stands and the school moved on to the site in 1933.

Little further change occurred until the mid twentieth century when three separate residential developments were built – The Glebe (c1950), Oakwood Drive (1960) and The Paddocks (1980s). They had no regard to their context, being typical of their period, and are in the style of their times paying little regard to the historical development pattern and underlying characteristics of the village.

These developments saw a change of pace in the development of the village and a further substantial housing estate known as Home Farm was completed at the beginning of the twenty first century along with several smaller developments, although these have sometimes sought to emulate the character and appearance of surrounding properties. It is recognised that the more recent developments have had

regard to the underlying character and appearance of the village in an attempt to reinforce local identity and sense of place.

New dwellings since the year 2000, either already built or where approval has been granted, have increased the size of the village by some 40%. This is a very significant increase within a very short time scale, particularly so for a rural Dorset village with such a long history.

In contrast to this rapid building growth, the village has suffered the loss of much of its local industry – mostly agricultural based – and most employment is now found outside the village in the surrounding towns or further afield, although Clayesmore School provides a wide range of employment for local residents.

This shift is tempered however with the advent of global communications and computer broadband connections with many residents now able to work from home. This trend is probably typical of many rural Dorset villages and it contributes to an ever increasing demand for more residential building.

2.2 Current Environmental Policies

With a population of just under 900 people including students at Clayesmore School Iwerne Minster is one of the larger villages in the District. It is enclosed by a settlement boundary, defined in the Local Plan that indicates the predominant edge between built form and the countryside. Current Planning Policy 1.7 states that development will only be approved within the settlement boundaries if the proposal satisfies the Standard Assessment Criteria Policy. The Standard Assessment Criteria Policy considers:

- i) Strategy and other policies
- ii) Character
- iii) Amenity
- iv) Design & external appearance of buildings
- v) Views of the countryside and the built environment heritage
- vi) Vehicular access & car parking
- vii) The transport network
- viii) Pedestrian & cycle rights of way
- ix) Provision of infrastructure
- x) Crime prevention
- xi) Noise
- xii) Access for disabled people

A number of other environmental policies also cover all or some of the village. The largest designation that covers almost the entire village is the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) Policy 1.32. The primary objective of an AONB is to conserve the natural beauty of the landscape. Within the AONB particular attention will be paid to conserving the local character and scenic quality of the landscape and development will generally be restricted to that essential to maintain the rural economy or desirable for the enjoyment of its amenities. Where development is acceptable special emphasis will be placed on scale, location and siting and a particularly high standard of design and landscaping will be required.

In addition to Policy 1.32 in the Local Plan the AONB has a separate Management Plan, planning protocol and position statements on various topics. For more information contact the AONB (www.ccwwdaonb.org.uk)

With the exception of a few outlying properties on the fringe of the village almost all of the settlement and some important open spaces on the edge of the village are contained within the Iwerne Minster Conservation Area (CA) and are protected by Policy 1.24. Designated on 9 April 1976 the CA seeks to preserve or enhance the character or appearance of the village and to protect it from any new development, alteration or change of use of existing buildings or land that would have an adverse effect on the character and appearance.

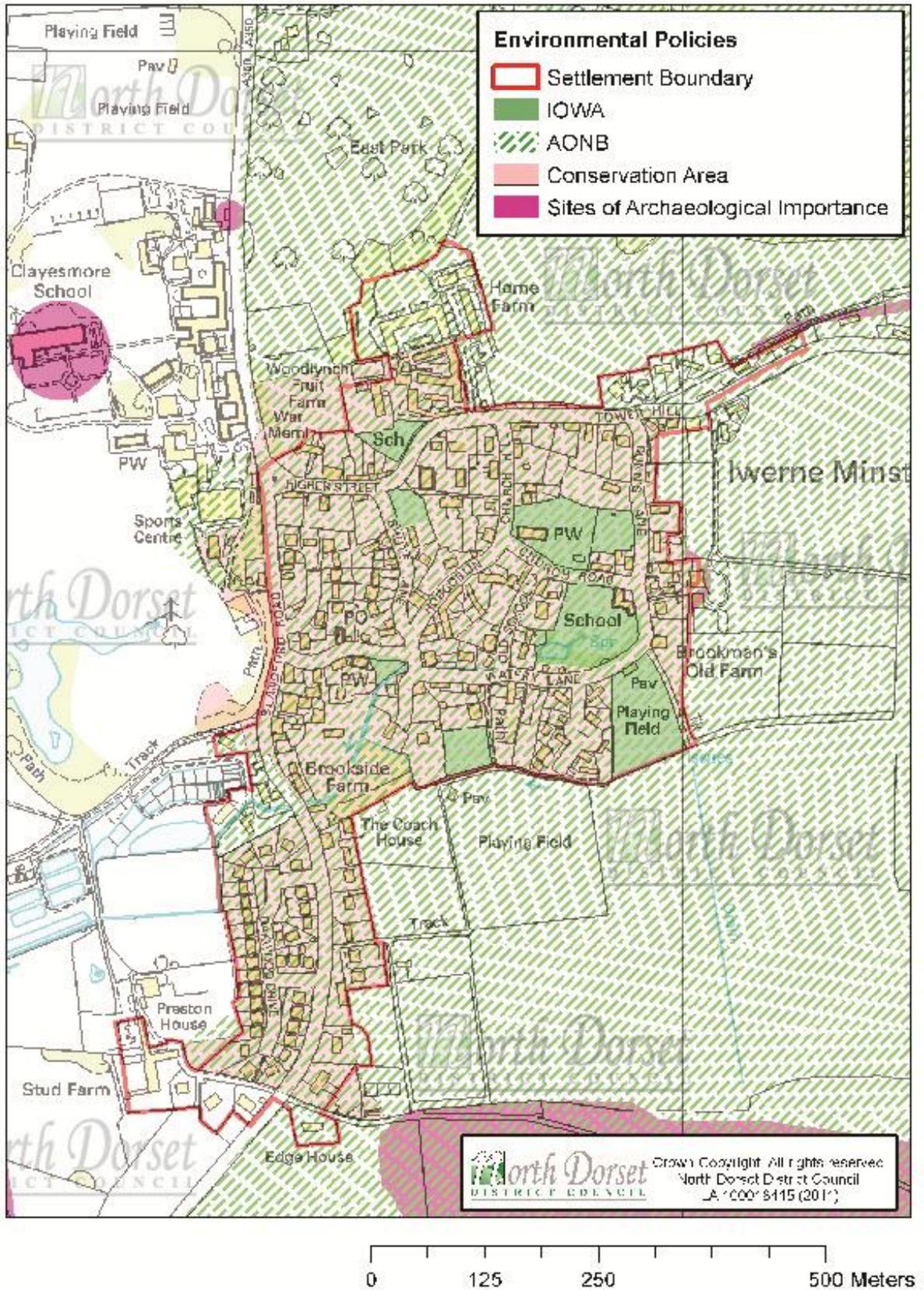
Following a subsequent report by the County Council it was recognised that due to the sunken lanes and high hedges, a feature of the historic core of the village, the character of the village would be severely damaged if there was indiscriminate construction of driveways and parking spaces within the CA. In response an Article 4 Direction was made in 1984 withdrawing Permitted Development rights for such constructions and requiring the submission of planning applications for all work of this nature.

There are also eight separate Sites of Archaeological Importance within the village and four more on the immediate outskirts where evidence of habitation goes as far back as the late Bronze Age. The largest site to the south of Iwerne Minster identifies strip lynchets that are the remains of cultivation associated with the mediaeval settlement of Preston. Policies 1.28 to 1.3 seek to protect these sites and further information on each site can be sought from the Senior Archaeologist at Dorset County Council on request.

Within and surrounding the village there are seven Important Open and Wooded Areas (IOWAs) that are important to the amenity and character of the village as they define the character of the settlement and the relationship between the built form and open spaces. Some are privately owned and some are owned and maintained by the Parish but all contribute in visual or amenity terms to the character and appearance of the village and Policy 1.9 seeks to protect these areas from development.

Finally, in Iwerne Minster there are 64 statutory Listed Buildings that account for around one fifth of the total housing stock in the village. Policies 1.21 to 1.23 seek to ensure that any alterations preserve the historic fabric of the buildings, that demolition is permitted only when really necessary and that the setting of listed buildings and their contribution to the local scene is safeguarded.

All but four of the Listed Buildings are in the historic core of the village to the east of the A350. Further details on a number of the more prominent Listed Buildings can be found in Section 5 along with a map showing their location. All other heritage policies listed above are shown on Map 1.



Map 1 – Environmental policies

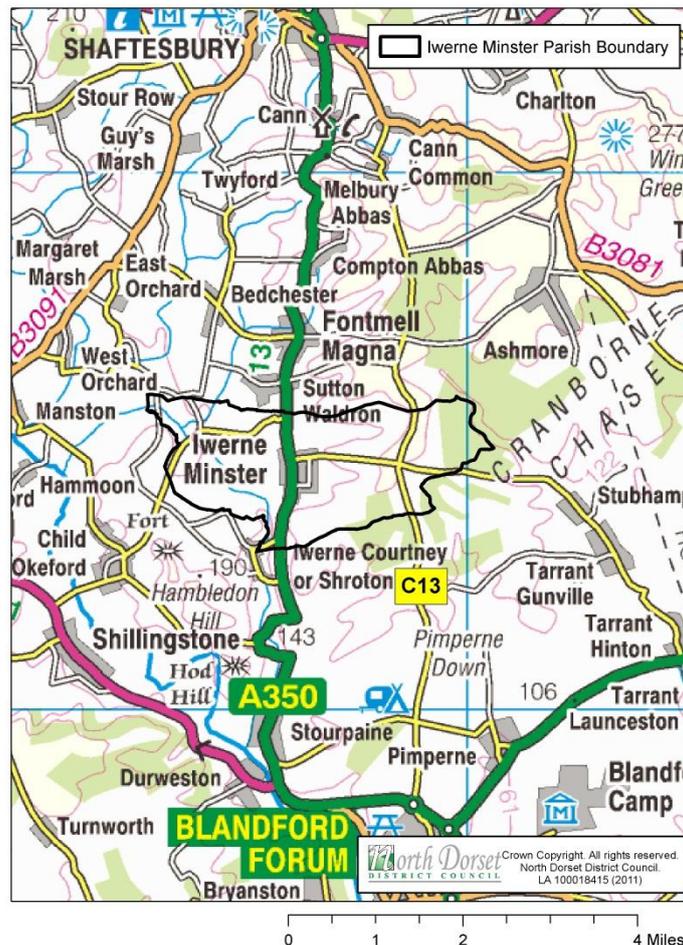
2.3 Geographical Context

Iwerne Minster is located on the eastern edge of the Blackmore Vale where it adjoins the Cranborne Chase and is situated in the heart of rural Dorset. The chalk uplands rise and encircle the village from the north east to the south east and Hambledon Hill overlooks the village from the south west so that Iwerne Minster nestles in a fold in the ground which, with the spire of St. Marys church rising from its centre, forms an idyllic country setting.

Although the village is situated principally on chalk there is also an aquiferous formation of greensand nearby from which springs have always provided the village with plentiful supplies of water, one of these being the River Iwerne itself.

The main route through Iwerne Minster is the A350 that runs from Shaftesbury in the north to Blandford Forum in the south. The road follows the edge of the rising chalk hills and the majority of the settlement is to the east with the Clayesmore School complex to the west along with a small number of dwellings.

To the east of the village is an alternative north-south route on the ridge of the chalk hills known as the 'Higher Shaftesbury Road' or C13. This is accessed from the village via Tower Hill. On the northern fringe of the village a second country road gives access to Child Okeford and the towns and villages to the west. To the south of Iwerne Minster and also located just off the A350 is the village of Iwerne Courtney or Shroton which sits at the foot of Hambledon Hill.

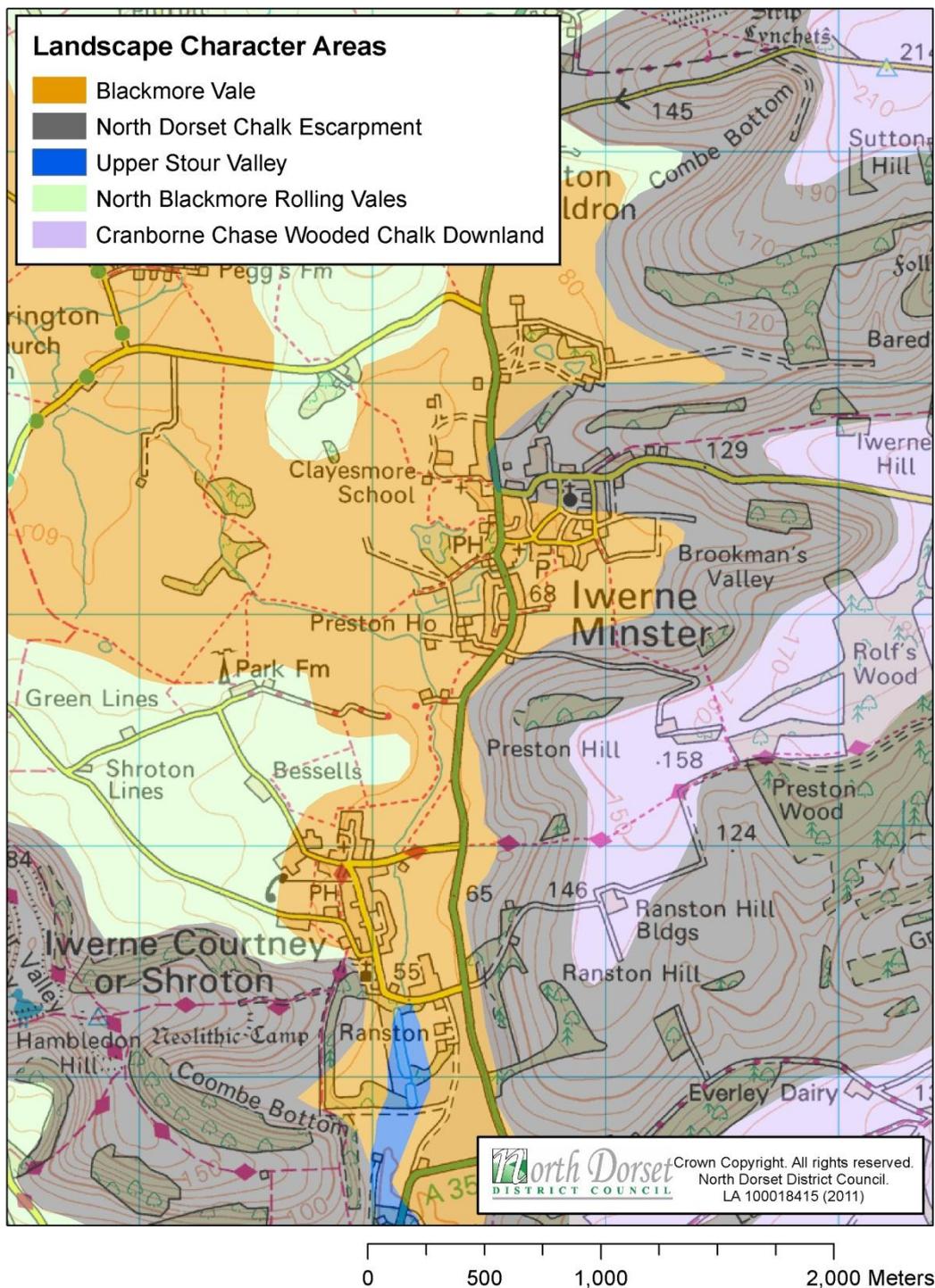


Map 2 - The Parish of Iwerne Minster

3.0 LANDSCAPE SETTING

3.1 The surrounding countryside

The location of Iwerne Minster at the foot of the chalk hills gives the village a close relationship, both physical and visual, to the wider landscape setting and together with the various footpaths is a great asset for local residents. The North Dorset Landscape Character Area Assessment shows how Iwerne Minster is uniquely placed between the North Dorset Chalk Escarpment that can be clearly seen encircling the village and the flatter Blackmore Vale.



Map 3 – Landscape character assessment

Unlike other Chalk escarpments to the east the North Dorset Chalk Escarpment is settled. The settlement focus is along the lower undulating slopes of the escarpment and forms a series of nucleated pre 1800 settlements, which have the original Medieval church and demense (or manorial land holdings) at their core. These settlements have expanded in the 20th century especially up the coombes leading to the downland to the east but have in general maintained their nucleated structure. Several are associated with prominent historic designed landscapes.

The North Dorset Chalk escarpment is less steep in some locations and wider than other escarpments to the east and demonstrates a greater range of historic landscape types including historic parklands, 20th century fieldscapes, 18th and 19th century parliamentary enclosure and also pockets of pre 1800 fields.

The historic villages are on a divide in historic landscape character and are sited on the springlines at the base of the chalk. The landscape to the west of the villages is an area with older pre 1800 enclosure and veteran copses (pre 1750) and historic farms associated with the Blackmore Vale. This contrasts with the slopes of the escarpment to the east and the downland beyond. Much of this eastern area was open chalk downland until the parliamentary enclosure acts of the 18th and 19th centuries started the process of enclosing the land. The expansion into downland areas is also characterised by the presence of a series of 19th century farms on the top of the escarpments. Pre 1750 Veteran woodland is located along the combs of the escarpment and plantations (dating to the 19th and 20th century) are situated along its crest.

An ancient routeway later a turnpike runs north south along the top of the escarpment, marked by the line of the modern C13. This is connected to the wider landscape by parallel drove ways which connect to the villages at the bottom of the escarpment. The north south A350 which runs along the bottom of the escarpment and bisects many of the villages is also the route of a 19th century turnpike, with probably much older origins.

The known archaeological record is dominated by prehistoric archaeology including Bronze Age round barrows and Iron Age hillfort, associated with surviving chalk grassland.

The historic landscape character of Iwerne Minster fits well within the wider historic pattern described above. The historic landscape setting of the village is dominated to the North and East by the large designed landscape of East Park and House. The historic core of the settlement is focused on St Marys Church and the manor house (now Clayesmore School).

However unlike other settlements along the chalk escarpment the structure of the historic core of the village is not centred on one main thoroughfare but instead has a cellular form. This consisting of a series of groups of properties surrounded by circular systems of lanes, many of which are hedged and sunken. The 19th century historic ordnance survey map indicates that the centres of many of these cells are associated with orchards. The origins of this pattern is difficult to determine without further study but it may be that the settlement pattern developed around a series of 'closes', or Medieval ad hoc enclosures. The main settlement expansion in the 20th century has occurred along the A350 to the south and to the east of the village.

The chalk escarpment was enclosed to the north in the 18th and 19th century through parliamentary enclosure while the escarpment to the south was not enclosed until the 20th century. This escarpment, especially in its steepest sections retains a substantial area of unimproved chalk grassland including open access land. This grassland contains a number of substantial archaeological earthworks including Medieval strip lynchets. The majority of the woodlands on the eastern side of the village are later post 1800 plantations before at the top of the chalk escarpment the western extent of the Medieval Cranborne Chase woodlands are reached. An exception to this pattern of enclosure is Brockman's valley which was enclosed before 1750. There are a series of east west droves through the parish linking the village to the downland beyond but only one is a modern road.

Many of the above features are clearly evident in Iwerne Minster and can be seen on the aerial photograph of the village below.



Aerial photograph of Iwerne Minster taken on 5 August 2007

3.2 Views and edges

Its unique landscape setting gives Iwerne Minster many of its dramatic and memorable views and has undoubtedly added considerably to the reasons why villagers and visitors alike are so enthusiastic about the village's overall appeal. From within the village there are many fine views to the countryside beyond and of particular importance are the views from:

- A. the tree lined A350 to the east at East Park towards Wales Wood
- B. Clayesmore School across the well-maintained and extensive playing fields and recreational areas westwards towards Hambledon Hill
- C. The trout farm and across the tranquil working ponds
- D. Many places in the village up Brookman's Valley and Coombe Bottom



View A - East Park towards Wales Wood



View D - Brookman's Valley from the recreation ground

Equally important are the views from the surrounding countryside of the soft green edges of the village that ensure Iwerne Minster nestles into the rural landscape. The soft green edges provide a high quality transition between the village and the surrounding countryside and are characterised by the mature gardens of Home Farm, Brookman's Valley Bungalow, Cleff House, Brookman's Farm, Edge House, Preston House and the properties from Thatchways to Brookside Farm. Key views of the village in which the soft green edges are clearly prominent are from:

- E. Hambledon Hill in which the village church spire and other well known buildings and features can be clearly seen against the backdrop of Iwerne Hill
- F. From the seat half way up Iwerne Hill back down into the village and the vale and Hambledon Hill beyond
- G. The south into the village and Brookman's Valley from Preston Hill
- H. From the C13 looking westward down Bareden Down towards East Park.



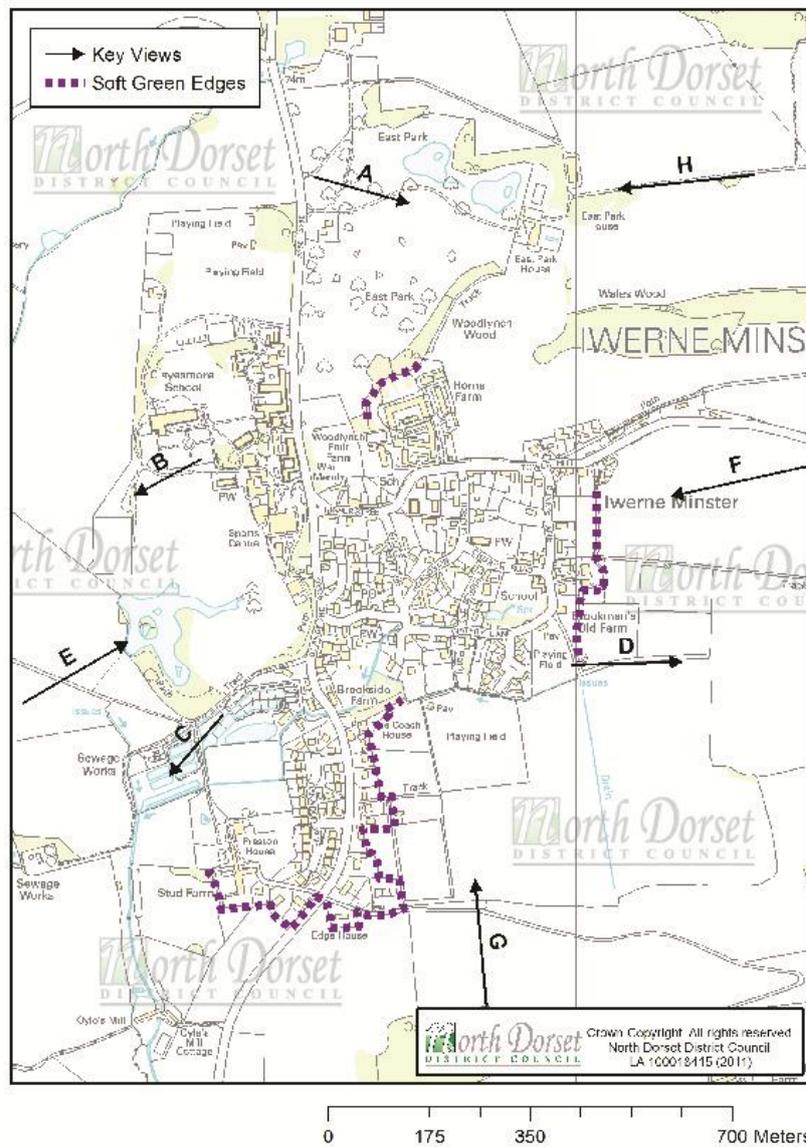
View F - The vale and Hambledon Hill beyond



View G - From the south into the village



View G – The south into the village and Brookman's Valley from Preston Hill



Map 4 – Views and soft green edges

There are also views from within the village in which buildings and landscape features play a key role. For example the view of the Chalk (see page 19) is dominated by the prominent beech tree.

The Old School is a prominent building located on a bend in the road providing clear sightlines for those entering the village along Higher Street. Its references to the Arts and Crafts movement with exposed timber framing, infill rendered panels, low brick plinth under a clay tiled roof ensure this building is instantly recognisable as an estate property.



The Old School

3.3 Water Heritage

Surrounded on all sides by open countryside and farmland the village enjoys a truly rural location that owes its existence to the springs around which it has developed. Indeed Thomas Hardy spoke admiringly of the Vale of Blackmore in The Wessex Novels and described it as a *“fertile and sheltered tract of country in which the fields are never brown and the springs never dry”*.



Watery Lane Looking towards The Chalk - the beginning of the River Iwerne

Today the water heritage is most visible on Watery Lane where after rising in the grounds of Devine House the River Iwerne runs along the road and on through, as well as under, the village westwards to the trout farm and beyond.



Tap House in the Chalk



The village pump



Drinking trough at Tilhayes

The stream is seen as an attractive and particularly valued village feature together with the Tap House in the Chalk, the village pump on the corner of Higher Street/ Shute Lane and the drinking trough outside Tilhayes on Church Hill. All are reminders of the importance of the spring to village life in the past and even today the importance of water to the community is evident from the number of wells that can still be found in many of the private gardens, although they are now decorative features rather than the important source of water they once were.

4.0 SETTLEMENT PATTERN AND CHARACTER

4.1 Overall Pattern of Development

Iwerne Minster became a recognised village settlement in the 12th century although there is evidence in the surrounding area of Neolithic through to Roman habitation. The oldest building in the village is St Mary's Church and its surrounding walls.



St Mary's Church, Iwerne Minster

Being a nucleated settlement early habitation was focused around the church and later developed out to what is now known as Higher Street, Shute Lane, Hobgoblin, The Chalk, Old School Lane, Post Office Road and Tower Hill. The range of building styles along these lanes reflects the dates of construction scale, form materials and architectural detailing. The historic core of the village is characterised by a tight grain built form that is interspersed by open spaces. Several later phases of building took place in the 18th and 19th centuries, of a philanthropic nature, but of similar grain.

These historic developments have given the village core an overall compact quality and almost grid like plan form contained within the confines of four main arterial routes through the village (Dunn's Lane, Higher Street/Tower Hill, Watery Lane and A350). Amongst the historic buildings, detached properties are not uncommon but pairs of cottages, terraces and adjoining properties and grouping are prevalent.



Map 5 Iwerne Minster 1902

The school campus has also developed over recent years with numerous buildings and facilities being built, some of which (but not all) have been designed to be sympathetic to the main building. Some of the lesser buildings are of a utilitarian nature while others, although substantial, owe little to the character of the main house or provide a suitable response to their context. Fortunately, these buildings are screened from public view by existing older buildings and high walls and can only be seen from within the campus.

A second wave of residential building took place around the edges of the village in the 1950's and early 60's with The Glebe off Watery Lane to the south and Whitelands/Valley View to the north on Tower Hill. These developments can be clearly seen on Map 6.

This was followed by the Paddocks and Oakwood Drive developments, off the A350, in the 1970's and a number of in-fill developments within the settlement boundary over the next two decades. In general these more modern developments have a far greater percentage of individual properties although there are some small semi detached cottages. They are mainly representative of the design and style of their age and are fragmented and self contained. As such the effect they have on the rural character of the old village has consequently been limited.



Map 6 – Iwerne Minster 1962

In recent years infill developments in the village have been more small scale and sensitively designed in terms of layout and design and examples include the courtyard at the bottom of Dunn's Lane completed in the mid 1990's and the Ash Grove and Bramley Grove developments on the A350.

Iwerne Minster has also benefited from some more individual schemes with the Home Farm development and conversion completed in 2004 that caters specifically for the over 55s, the affordable dwellings on Tower Hill that was a rural exception site outside of the settlement boundary and the bespoke East Park estate to the north of the village that is a substantial contemporary dwelling set in landscaped gardens with outbuildings and gamekeepers lodges.

4.2 Trees, Hedges and Open Spaces

The character and appearance of the village is enhanced by the numerous trees, woodlands, hedges and communal open spaces. Map 7 shows those trees that have the extra protection afforded by specific Tree Preservation Orders (TPOs) and so anyone wishing to lop; top or fell one of these protected trees would require consent from the Council.

TPOs are not only made in respect of individual trees but they can also cover groups of trees or whole areas of woodland in the interest of preserving public amenity. In Iwerne Minster there are a number of TPO groups and areas. One is the parkland areas around Clayesmore School although over the years it has been changed from an area with a generous number of trees and planted avenues to one now laid out to sports pitches although it does maintain a number of significant mature native species worthy of protection. A second area is the landscape grounds of the East Park estate and the ancient neighbouring Woodlynch Wood. Finally the mature grounds surrounding Devine House in the centre of the village have been protected as there are a number of notable trees surrounding the lake that can be seen from many vantage points in the village.

Many other individual and ancient trees also make a significant contribution to the character and appearance of the village, but two in particular are focal points for all villagers. The first is the ancient beech that dominates the central open space known as The Chalk where the four “main” village lanes meet and the second is the beech at the junction of School Lane and Church Road



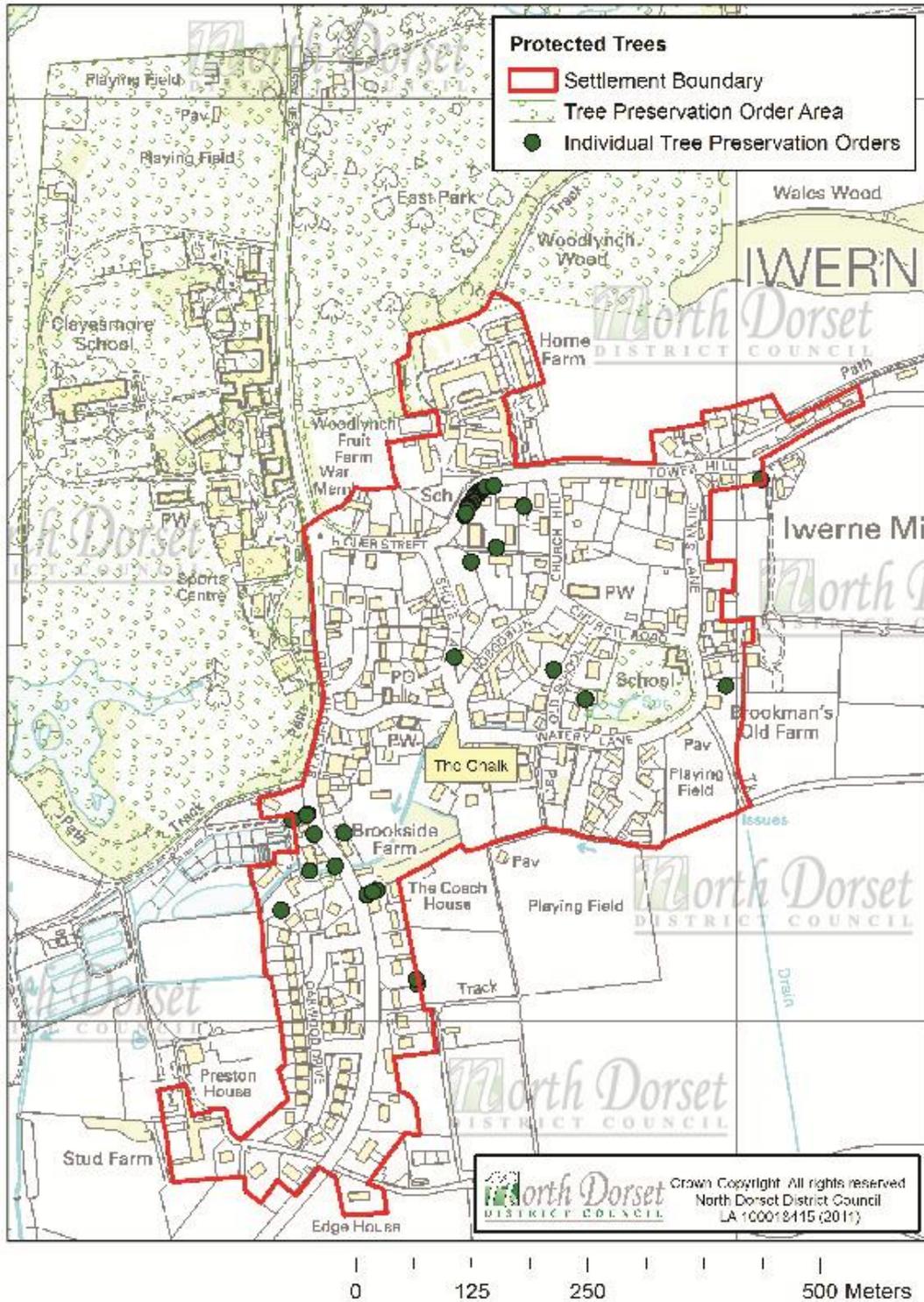
The Chalk



Junction of School Lane and Church Road

Boundary walls and hedges also provide a strong sense of enclosure throughout the village often defining the edge of the public realm and reinforcing the rural character. In addition, there are many public open spaces for both general and specific recreational purposes inside and outside of the settlement boundary that also contribute to the character of the village. Some have been identified in Section 2.2 as Important Open and Wooded Areas, but the three main recreational areas in the village are the Parish Field, the children’s playground in Watery Lane and the village cricket pitch.

The Parish Field is a small playing field to the south east of the village that also contains a small pavilion that is home to the Village Club. The field is owned by the Parish Council and used by the local community for fetes and other activities at a nominal charge, the building on the edge of the field is owned by the Village Club. Recently the decision was made to erect some goalposts on the field for the benefit of young people in the village.



Map 7 – Protected trees

NOTE: For confirmation whether or not a tree is covered by a TPO please consult NDDC as the above plan is only current at the date of publication.



Parish Field to the east of the village



The children's playground in Watery Lane

South of Watery Lane there is a separate children's playground that is also owned and maintained by the Parish Council. It provides swings, slides and other recreational equipment for small children together with a seating area so that parents or guardians can view their children in pleasant surroundings while their children play.

In addition to these two recreational areas there is also a village cricket pitch in a field to the south of the playground. The pitch was professionally constructed and is regarded as one of the finest amateur grounds in the South West with fine views of the Brookman's valley and the hills to the east of the village. During the construction of the pitch many villagers spent several days clearing the ground of stones demonstrating the strong sense of community that exists within the village. The purpose built cricket pavilion was constructed using locally raised funds together with Lottery funding.



The cricket pitch viewed from the south. The pavilion is on the top right of the track



The cricket pavilion

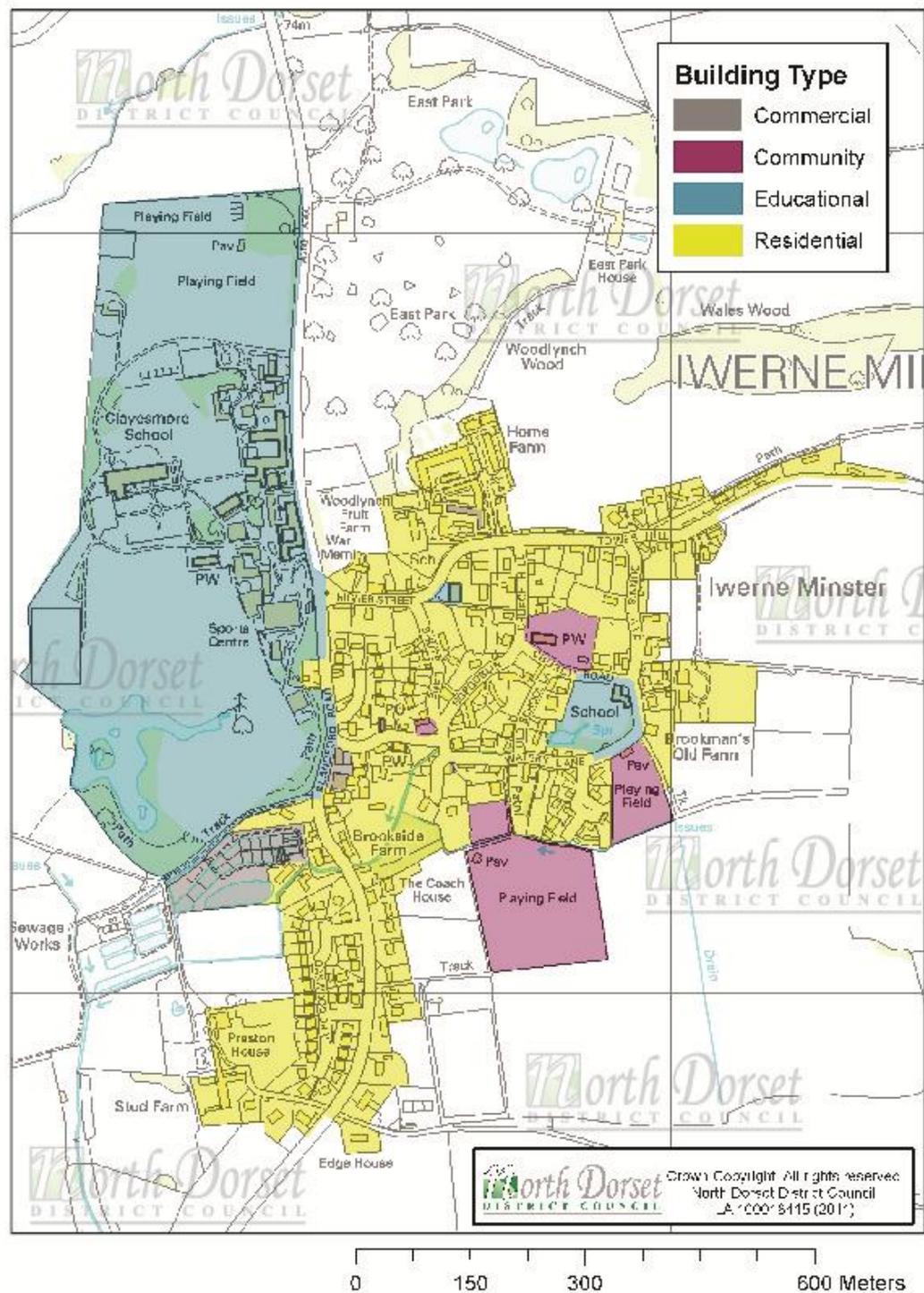
In addition to these more formal open areas there are many residential properties in Iwerne Minster that enjoy large gardens and adjoining paddocks. These open spaces help to afford good views of the countryside from within the village and soften the view of the village from outside or within. Specific important views from the village are identified on Map 4.

5.0 BUILDING FORM

5.1 Building Types

There are four main building types in Iwerne Minster.

1. Residential (Private dwellings, social housing and accommodation for older people)
2. Educational (Classrooms and boarding houses)
3. Commercial (Shops, pubs and other businesses)
4. Community (Churches and halls)



Map 8 – Building types

Residential dwellings

Historically the majority of residential properties in Iwerne Minster are to the east of the A350 around the historic core of the village although there has been some limited development on the edge of the village to the west in the 1960s with the construction of Oakwood Drive and, more recently Bramley Grove and Ash Grove.

Residential properties make up the bulk of buildings within the village with the range of styles, use of materials and architectural detailing reflecting the various stages of development within Iwerne Minster. Evidence of its agricultural heritage can be found at properties such as Brookman's Old Farm and the Old Bakery, reflecting a period of gradual development as a rural village before the growth of the 19th and 20th centuries.

During the latter years, in the 19th and twentieth centuries, significant growth (relative to the scale of the existing village) took place. Other than the later twentieth century developments, development used a limited pallet of materials and architectural styles which has resulted in a very distinctive and recognisable character and appearance. Properties such as Devine House, Oak House and Apple Tree, Yew Tree and May Tree Cottages in Shute Lane all provide evidence of the various phases of development and all demonstrate attention to design, materials and architectural detailing.

Educational

The main Clayesmore School complex is west of the A350, but it also occupies several buildings within the village, namely the Grade II listed Old School, dating from 1884 and built in the timber framed “estate style”, possibly by A Waterhouse. This is a prominent building located on a bend in the road providing clear sightlines for those entering the village along Higher Street. The building incorporates typical exposed timber framing, infill rendered panels and a low brick plinth, with a clay tiled roof and front school yard surrounded by boundary walls topped with metal railings. The building is now utilised as the Art Block.

For accommodation purposes, the Grade II listed Devine House located on Church Road is also used by Clayesmore’s boarding pupils. Set behind high stone walls, its spacious curtilage is entirely concealed from public view, forming an important private green space in the heart of the village.

Facilities at the school also include an astro-turf pitch, theatre, sports centre and an extensive range of specialist subject facilities. Local residents also benefit from being able to use the schools well equipped sports hall and swimming pool.

Commercial

The main commercial business in Iwerne Minster is the Talbot Inn public house located on the busy A350. Another example of the “estate” style its two storey gable fronted appearance with double height bays, oriel window, timber brackets, brick detailing and decorative chimneys all reflect the distinct mock-Tudor style. The black external timber framing contrasts with white painted render above ground floor brickwork, with a mix of Georgian paned vertical sashes and timber casements with decorative coloured glass clerestory lights above.



Talbot Inn on the A350



Village Store

Within the village and located just off the A350 in the lane leading to The Chalk is the thriving local store and Post Office, which although not listed, has an attractive cottage appearance, featuring painted brick facade, clay tile with coped gables, painted exposed lintels and flush fitting timber casements. Its second floor attic dormer windows exhibit hipped pitched roofs, in keeping with the large rustic style timber framed verandah to its front elevation.

Similarly there is a renowned butchers shop located in The Chalk. Situated in part of a 17th century Grade II listed building its brick exterior, tiled roof, “swept dormers”, leaded casements are all in keeping with the character of the Conservation Area, although the lower courses of stone slates to the roof is a rare detail.

Hedde House also now a residential dwelling, dating from 19th century but previously this was occupied in part by the Child Okeford and Iwerne Minster Co-operative Stores. The combination of timber framing complete with herringbone brickwork and leaded lights is in the Arts and Crafts style. On the retail façade, interesting commercial fittings still remain, including the lamp and sign.

Finally there is a successful trout farm to the west of the village and Leopard Dairy on the edge of Home Farm, on Tower Hill.

Community

Places of active worship in Iwerne Minster appear to be now limited to the Grade I listed St Mary’s Church, which on its raised site is a key landmark building. This is an exceptionally early structure dating from the 12th century and of considerable archaeological complexity with historic development continuing over many centuries.

The Abingdon Memorial Hall (Ebenezer Chapel) built in 1810, as a Baptist chapel, is situated on the edge of The Chalk. Today it is still known as Abingdon Hall and it serves as the parish hall for the village.

The previous Wesleyan Chapel located close to the shop in Post Office Road is now a residential dwelling. Despite its unlisted status the appearance of its symmetrical brick façade with contrasting coloured brick and stone dressings contributes positively to the streetscene and architectural and historic interest of the area.

There are also two pavilions in Iwerne Minster one on the Parish Field and the other at the cricket pitch that are well used by the local community.

5.2 Historic Buildings

As mentioned previously Iwerne Minster is a village that enjoys a high proportion of listed buildings and within the settlement area there are some 64 in total, of which 57 are within the CA itself. The Listed Buildings are plotted on the Map 9. A full list of these can also be found in the appendix, but a number of the most notable buildings are numbered and listed below together with a brief description.

1. The Parish Church of St Mary's dates from the 12th century with the present form based on Norman design with the Arcade, Nave, North Aisle and Transept all dating from this time together with the lower walls of the South Transept and Aisle. Built from local ashlar and flint quarried locally from the chalk escarpment the church has a mix of stone and tile roofs. The church has a banded wall on three sides also built from ashlar and flint and the West wall of the North Aisle has a small window that may date from an earlier Saxon building. The South porch dates from the 14th century, the clerestory above the Norman arcade is 16th century.

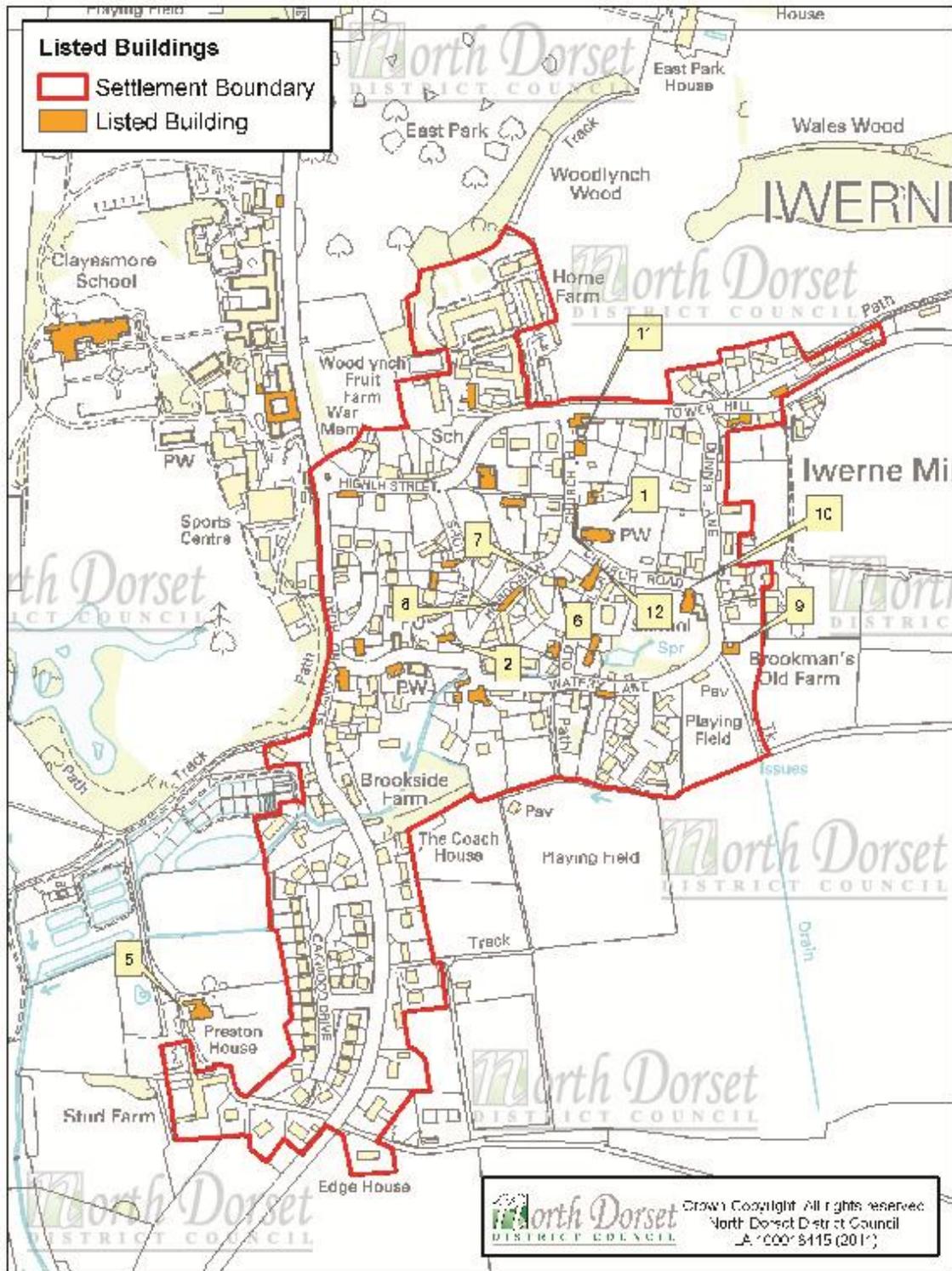
The East window was designed by Christopher Whitworth Whall and is one of the outstanding Arts & Crafts stained glass windows in England. The church has one of only three medieval ribbed towers in Dorset and dates from the 14th century although much refurbishment and a height reduction of 60 feet took place in the mid 19th century with a further 16 feet being removed in 1933. The chiming clock was made in Blandford in 1690.

2. Abingdon Memorial Hall (formerly the Baptist Chapel) is a single storey building with rendered walls and a tiled roof. Built in 1810 and enlarged in 1860, it originally contained a West End gallery constructed of wood panels resting on iron columns. The tiled roof and plain rendered exterior is subdivided into replicated bays by pilasters and features round headed windows, which reinforces its ecclesiastical character in contrast to the neighbouring buildings. Although single storey it is of substantial proportions and early extensions emphasise its original importance to the village and its historic value.

3. West Lodge is situated on the northern boundary of the parish and is based on an early 18th century building that was partly one and partly two storey building with cellars. It has early 19th century single storey wings to the S.W. and N.E. The site is believed from local maps to have had a building on it from 1618 and that it is one of the ancient lodges of Cranborne Chase. (This building is not shown on Map 7)

4. Peggs Farm in the north west of the parish is comprised of a farmhouse, cottage water mill and barn. The farmhouse dates from the beginning of the 18th century and the cottage was built slightly later in the same century. The mill was also constructed in the 18th century, but evidence suggests that the barn was probably built in 17th but rebuilt in the 18th. (This building is not shown on Map 7)

5. Preston House is located to the south west end of the village and dates from the 17th century. Built with ashlar and rubble walls it is two storeys in design with an attic. It has been considerably altered in the 19th century from its original "L" –shape layout.



Map 9 – Listed Buildings

6. The Chantry on Old School Lane is of a 3 storey building with attics and has walls of banded flint and ashlar with chamfered plinths, ashlar dressings and stone-slatted roofs. The house dates from the first half of the 17th century and includes an original oak staircase although some additions were made to the property during the 18th century in the form of window enlargements on the west elevation and a chimney stack on the east gable that was replaced during the 20th century. The central chimney stack is original.

7. Bay House on Hobgoblin is a two storey building with attics and whilst not listed, is noteworthy. It dates largely from the 19th century and incorporates features from an earlier building on this site and is adjacent to the Chantry. The key feature is the upper storey of the west wing that on the north side has a gable with 15th century barge boards.

8. The Barn, also on Hobgoblin, has been converted into 3 dwellings. It has a tiled roof with rubble walls that probably date from the 16th and 17th centuries. It has ashlar buttresses of two stages with weathered offsets on the north west elevation.

9. Brookman's Farm on Dunn's Lane dates from the 18th century with 19th century additions. Originally a single storey thatched building with walls made of comprised rubble with a brick dressings it is now known as Brookmans Old Farm and has two floors.



10. Devine House on Church Road was previously the vicarage. A large two storey house with attics it is constructed of ashlar stonework with crow-stepped gables that are unusual for this village. With its stone mullioned and transomed windows it appears earlier than its 1836 construction date.

11. The current building that stands on the foundations of a house called **Tilhayes** was noted in the Domesday Book.

12. The Oak House was completed in 1921 by James Ismay as a club for the village. Designed by M. H. Baillie Scott it is a classic example of the Arts and Crafts movement.

Other listed and older buildings of note are:- Applegarth Cottage, Barbers Cottage, Bowhay, Brook Cottage, Dipwell, Dwell Deep, Knapps Close (formerly the Butchers), The Tithe Barn at Home Farm, The War Office, The Pump, The War Memorial and Wetherby. This list is by no means exhaustive and there are many other buildings which are considered important and which contribute to the character and appearance of the village.

5.3 Building Height, Scale and Density

The historic core of the village has an overall compact quality with properties both set back from the road behind front gardens and with concentrations of cottages abutting the lanes. These cottages are generally positioned with their ridgelines parallel to the street but they are also interspersed with individual buildings gable end on. Those dwellings that are set back from the lanes tend to be behind high walls, but again there are examples of properties with front gardens and lower boundary walls and fences.

There is a variation in height of the buildings from single storey cottages to more imposing three storey dwellings in the historic core of the village. Noticeable are the differences in storey height also helping to depict the date of construction and the difference between the lower floor to ceiling heights of the vernacular cottage compared with the more generous proportions of the more polite development during the 18th and particularly 19th centuries. In some cases properties are located on raised plots above road level, but there is a sense of continuity within the village, with the church remaining the dominant structure. The key three storey properties with attics are listed below:

- The Chantry; three storeys with attics.
- Bay House; three storeys.
- Clayesmore School; two storeys with basements and attics.
- The Talbot Hotel; three storeys.
- Devine House three storeys.
- The Maltings, built 1997, three storey.
- Knapps Close; three storeys

The infill and edge of settlement developments of the mid 20th century are more uniform in their building heights with Oakwood Drive being comprised of 32 bungalows and chalet bungalows, The Glebe being comprised of 17 two storey houses and The Paddocks being comprised of 9 chalet style houses. All of these developments are set within spacious grounds with low densities, wide roads, pavements and green verges. In the more recent developments the densities are higher and the layouts are varied from the terraced, semi detached and courtyard style of Home Farm where there are 31 properties for the over 55s with separate parking and garaging areas to the more compact courtyard and terraced developments of Ash Grove and Bramley Grove.

Overall the building height, scale and density of the Clayesmore School complex is in keeping with the historic estate. The more modern developments have been designed to suit their purpose and some have a more sympathetic relationship to the original buildings than others. The Manor House remains in its parkland setting and the more modern developments and original outbuildings are clustered along the eastern boundary adjacent to the road.



Clayesmore Sports Centre



A more unsympathetic classroom block

5.4 Building Details and Materials

Walls

A wide range of materials have been used in the construction of both large and small scale buildings in Iwerne Minster over time. Throughout the village there are a great number of red brick two storey cottages that were built by in the 1870's to accommodate estate employees and their families. These have given the village a very distinctive character and appearance and feel that the local residents are keen to preserve.



Woodlands, an estate cottage, on Post Office Road



Wetherby, Church Hill

But throughout the historic core of the village there are a number of brick bonding styles and decorative details from herringbone infill to external timber framing, embellishments on chimney stacks to the use of blue header bonds and lighter brick for dressings that are important to the character. The listed building known as Wetherby on Church Hill is a particularly good example.

Timber framing is also a common feature within the village from the estate workers cottages (as seen on the photograph above) to the Talbot Inn on the A350 it is often painted black but in a few instances its appearance is of a much more subtle hue, in keeping with earlier practices.



Oak House timber framing with brick nogging.



Painted rubble and brick detailing at Brookman's Old Farmhouse

There are a number of properties built in the local ashlar and flint and there are some older buildings that consist of a mixture of rubble, brick and ashlar dressing. Often gable ends and facades differ in their construction and it is not uncommon to see brick frontages with rubble stone side elevations, although the listed Dwell Deep on Watery Lane exhibits the reverse. Cob is also common and often appears painted.

A more modern development that successfully integrates this traditional cottage style with a more contemporary design is the rural exception site on Tower Hill. Here, rather than attempting to replicate the 19th century flint banding and brickwork, the materials used acknowledge the local vernacular but they have not been used in the usual form. Flush timber boarding to parts of the elevations adds a more modern feel to what are otherwise relatively traditional styled houses.



Milesfield, Tower Hill – A rural exception development on the edge of the village

On a grander scale and approximately 175m south-east of Clayesmore School is the Grade II Stable-court, now the school laboratories and dormitories, erected in 1880 and again designed by Alfred Waterhouse for Lord Wolverton it too is of brick construction with some timber-framing in the clock-tower. This picturesque High Victorian single storey building has attics and an irregular fenestration.



Clayesmore Stable Block

The more recent developments at the Maltings, Ash and Bramley Grove have also successfully emulated some of these features and include traditional brick with flint bands and decorative timber detailing in their design. In comparison the earlier developments of Oakwood Drive, the Glebe and the Paddocks do little to enhance the

character and diversity of the village being constructed in plain uniform brick with little to no detailing and the resulting style of developments can be found in any village in the District.

In comparison the Grade II Listed Clayesmore School manor house built in 1878 and enlarged to the east in 1908 is comprised of rubble walls with ham stone ashlar dressings and bonding courses. An asymmetric High Victorian mansion the garden facade has an asymmetric composition with similar fenestration to that of the main front.

Roofs

In the historic core of the village the roofs are predominantly tiled and occasionally on some properties there are stone slates on the lower margins. Thatch also plays an important part in the village scene with a large number of both detached and semi-detached buildings of various ages and styles utilising this material. The ridge designs vary, with both the local Dorset flush style and the more “estate style” decorative block cut method present. Welsh slate as a roofing material is very rare in the village with a number of cottages on Shute Lane being some of the exceptions.

Clay tiles are the norm throughout the village, including the Manor House and Stable Court on the Clayesmore school site and can also be found on some of the more modern developments with only the occasional use of pantiles as demonstrated at Brookman’s Farm outbuildings. Tile hanging on walls is also unusual, as is the use of timber weather boarding, although where it does exist on Dwell Deep and The Oak House, it blends well with the setting.



Stone tiles on the Oak House



Outbuilding at Devine House

Some exceptions to clay tiles can be found on Oakwood Drive and at the Paddocks where concrete tiles have been used, a material that is in keeping with the age and style of the properties concerned.

Much of the building development took place in the early to mid 19th century and this local vernacular style is reflected to a less or greater degree with the wide range of decorative ridge tiles and finials, barge boards, gable end timber designs, embellished porches and chimney stacks. Particularly good small scale examples can be found on Church Path, Woodlands Cottage, Sparrow Cottage and various cottages along Shute Lane. Obviously there is fine detailing on the listed buildings on the Clayesmore school site.



Ridge tiles and finials on Sparrow Cottage

Porches and Verandas

Timber framed porches and verandas are common architectural elements throughout the historic core of the village, with the traditional lean-to or pitched roof designs being the norm, often incorporating ornamental brackets and other detail. The flat topped canopy design of Tilhayes is an impressive but a rare feature within the streetscene.



Tilhayes



The Old Cottage Higher Street



Higher Street

This tradition has been continued in the more recent developments, but is noticeably absent from the chalet bungalow style properties in Oakwood Drive and the Paddocks.

Dormers

Dormers are prolific throughout the village and in the historic core are generally pitched or hipped, though a rare flat topped mullioned design is present on the front elevation of The Oak House. Although a variation in size is apparent their scale is always appropriate to the particular building and as a result they appear as modest additions to the dwellings. Roof lights are not found on front elevations or other visible slopes and would be considered out of keeping with the village scene.



The Talbot (rear elevation)



Flat top mullion dormer on The Oak House

In the more modern developments the dormers are also in keeping with the style of the properties from the large flat roof dormers on the chalet bungalows in Oakwood Drive to the hipped and tiled dormers in the Paddocks.



Oakwood Drive



The Paddocks

Chimney Stacks

Residential chimney stacks throughout the village are almost without exception built of brick. They are a key characteristic of the Iwerne Minster skyline and the local decorative styles add character to the village. The use of appropriate pot styles and sizes, as well as caps and cowls all help to preserve this overall traditional appearance.

Rainwater goods

In the historic core of the village the rainwater goods such as the drainpipes and guttering are found to be mostly painted black cast metal of half round profile. The unusual and unique designs such as those found on the lead work of The Oak House add interest to the setting. On the more modern developments UPVC is prevalent and in keeping with other materials used.

Windows and Doors

Window design in the historic core of the village is extremely varied but an underlying tradition has been retained with few UPVC windows that can detract from the historic character, being evident. This variety using historic materials is a trend that many people in the village would like to see continued.



Leaded windows on Higher Street



Timber casements with clerestory lights on Church Path

Side hung timber casements appear the norm and range from the plainer flush fitting windows with simple horizontal glazing bars and small paned Georgian style to the more complicated glazing arrangements of the 'estate' buildings. Leaded lights and coloured glazing set within timber frames are also to be found, as well as oriel (a form of bay window commonly found in Gothic revival architecture, which jut out from the main wall of the building but do not reach to the ground) and bay window construction.

Rarer cast metal framed casements still exist in several properties most notably Sunnyside Cottage, The Oak House and Heddle House to name a few and generally with leaded lights and some with important historic ironmongery such as butterfly catches.

Where examples of polite architecture are found, vertical bordered sashes are also present with examples being Woodpecker Cottage and properties along Post Office Road.



Sunnyside Cottage



Vertical bordered sashes, Post Office Road

Windows on the Clayesmore School site are altogether varied from the grand 1, 2 and 3 light stone mullioned windows on the Manor House, where those to the main rooms have cusped heads and those to the service rooms have straight heads, to the simple square windows found in the classrooms built in the 1970s.

In the case where properties have been converted even more varied designs are present and this wealth of historic fabric, along with the remaining traditional vertical flush boarded doors again add to the character of the village and needs to be retained.



Dipwell Cottage



The Oak House



Sunnyside Cottage

Traditional materials have been used in many of the more recent developments for the windows and doors, but UPVC is evident in Oakwood Drive and the Paddocks.

Boundary Walls

As to the boundary walls, the materials for these also vary in the historic core of the village with many of the high walls being a mix of brick and rendered cob or exposed flintwork. Traditional tile cappings are also evident and many of the lower garden walls can be found topped with shaped bricks.

In addition to buildings, boundary walls also play a key part in the form and pattern of the village. Many are high preventing views beyond the street line creating a sense of containment, with gateways providing intriguing glimpses to plots beyond. The boundary wall along the A350 effectively divides the Clayesmore School complex off from the rest of the village. Lower garden walls are also common in the more modern developments separating private gardens from public spaces. Walls form a key part of the character of the village and should be preserved.

In some parts of the village there are no boundary walls and only natural hedges and border shrubs provide privacy and division. These range from the high hedges in the historic parts of the village and clearly evident around the Chalk and along the sunken lanes to the more manicured hedges of Oakwood Drive and the Paddocks.

Outbuildings

There are a number of significant outbuildings in the older parts of the village that provide visual evidence of the role agriculture played in the past. Some have been converted for residential use such as the outbuildings to Bay Farm on Hobgoblin that are now known as East and West Barn. Other outbuildings abutting Dunn's Lane in the grounds of Devine House and the group of outbuildings on the corner of Old School Lane and Church Road, now known as The Stables, appear least altered. Once again flintwork, dressed stone and clay tiles are present and in the case of the Stables there are some rare stone slates and a small lancet style window feature present.



Quirky lancet The Stables, Church Road

6.0 HIGHWAYS

6.1 Streets and routes through the settlement

The A350 is the main road through Iwerne Minster that links it to Shaftesbury in the north and Blandford Forum in the south. The main road actively divides the mainly residential area to the east from the Clayesmore School complex and some of the more modern developments to the west. The road is clearly marked and there are sections of footpath along its route. Recently a priority restriction has been introduced at Barber's Cottage together with vehicle activated signs in an effort to reduce speeding through the village.



The A350 looking north from the bus stop towards Barber's Cottage and Clayesmore School



The A350 looking north from the southern edge of the village

Modern traffic, in particular heavy goods vehicles, has changed the setting from one of tranquillity with four legged traffic to 21st century noise and bustle in this part of the village, but due to the layout of the settlement much of the village is unaffected by this modern blight.

6.2 Character of local roads

In comparison the single carriage way streets and lanes in the historic core of the village are of a distinctive rural nature.



Hobgoblin looking north towards the church



Looking north towards the church along Old School Lane from Watery Lane junction

They are characterised by very few pavements with grassed banks, hedges or walls fronting the houses directly onto the lanes.



Dunn's Lane looking south



Looking north along Dunn's Lane

As part of the rural road network around the historic core of the village there are also a number of sunken lanes and hedges that are very old and give a distinctive, enclosed and protected feel to certain areas particularly Church Hill, Dunn's Lane, Hobgoblin, Shute Lane and parts of Tower Hill. A sunken lane (also known as hollow way or holloway) is a road that has over time fallen significantly lower than the land on either side. They are created incrementally by erosion, by water and traffic.



The sunken lane up Tower Hill looking east



The sunken lane along Church Hill

The more modern developments within the village, in particular Oakwood Drive, The Glebe and Home Farm have wide tarmac roads with kerb edges and open green areas. Although the wide roads and views of surrounding hills and countryside give a rural feel to their environment they bring a touch of urbanisation to the street scene and, of course, their own settings.



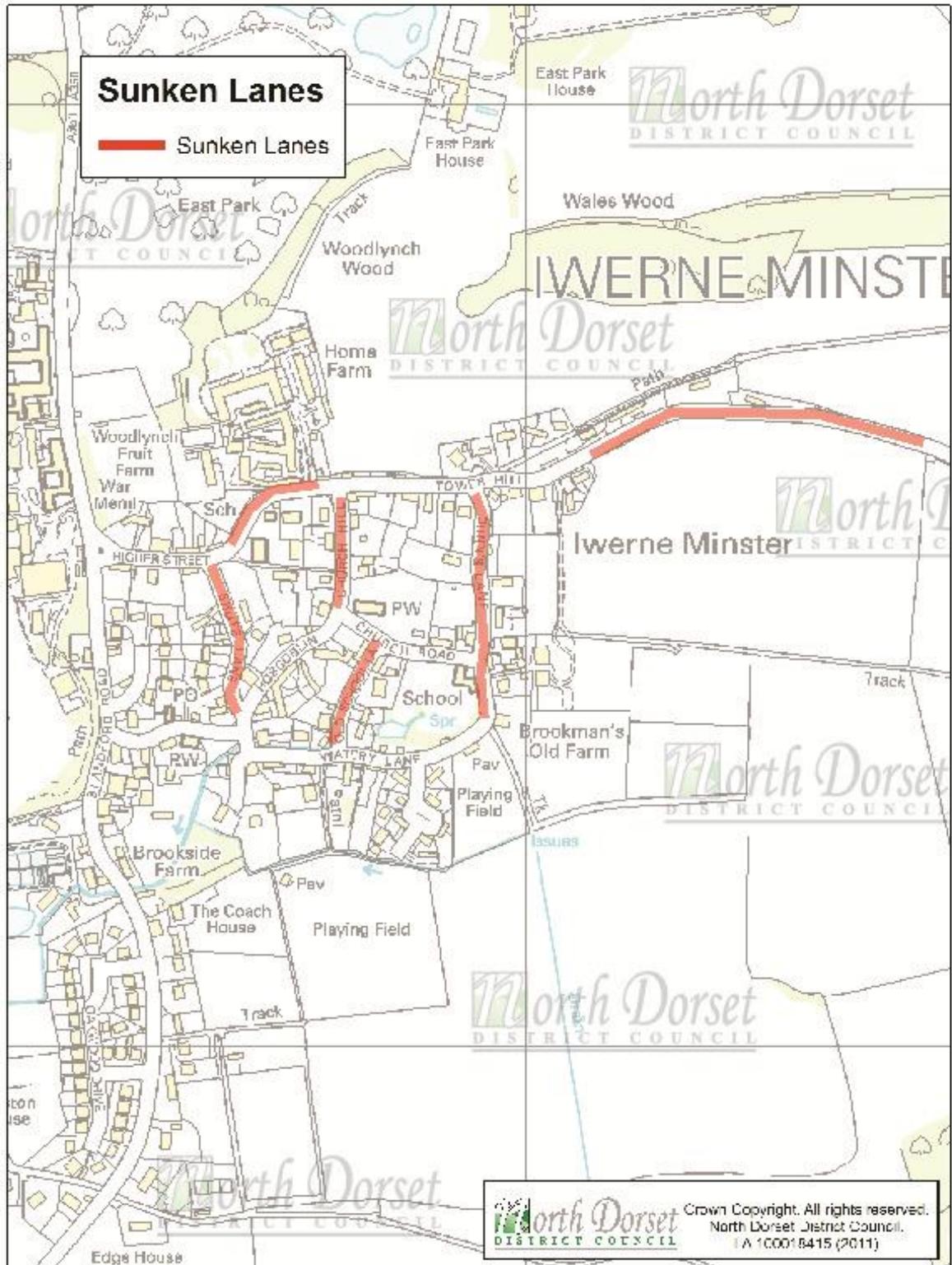
Oakwood Drive



The Glebe



Home Farm



Map 10 – Sunken Lanes

6.2 Parking and Drives

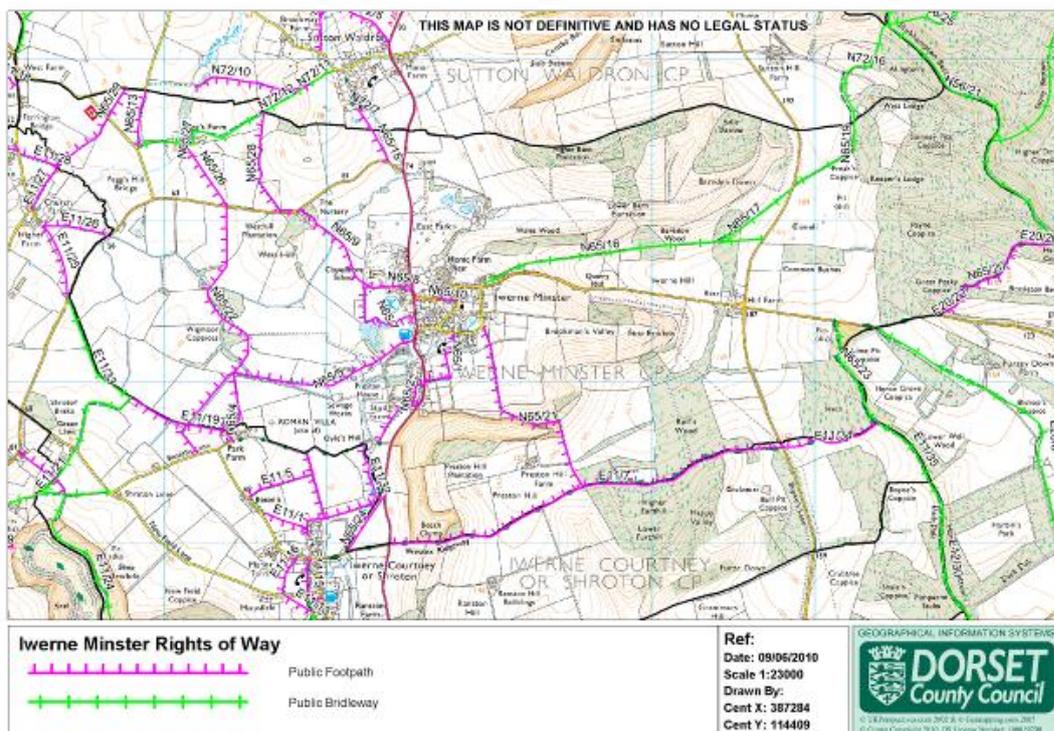
In general the dwellings throughout Iwerne Minster benefit from off road parking, although there are a number of exceptions where on street parking causes congestion and hazard. For example parking at the Glebe and along the sunken lanes can be a problem especially where cottages abut the road. The more modern developments such as Oakwood Drive and Home Farm all have off road parking on private drives or in purpose built garage blocks.

Where properties have drives in the historic core of the village materials vary with shingle, gravel and sets being popular and complimenting the historic nature of the surrounding buildings. However, in the past concrete and tarmac have also been used to 'improve' access, but over time these materials have weathered and with the benefit of lichen and mosses now almost blend in with the natural environment. In comparison the tarmac and concrete drives in Oakwood Drive and Home Farm in particular urbanise the street scene. On the more modern developments some effort has been made to use more natural materials with detailing at Bramley Grove including gravel and sets.

As mentioned in Section 2.2 there is an Article 4 Direction covering the Conservation Area in Iwerne Minster that removes permitted development rights to create an access to the highway and hard standing areas for vehicles that are ancillary to a dwelling house to protect the rural and often enclosed nature of the village lanes.

6.3 Footpaths and links

The close proximity of the countryside and the network of public footpaths provide an important recreational opportunity for residents. For example residents of Oakwood Drive and Blandford Road can avoid the busy main road to reach the village centre by way of the footpath that passes alongside the cricket ground and children's playground.



Map 11 – Footpaths and brideways

6.4 Utilities and Street Furniture

As a continuation of the rural character of Iwerne Minster there is no street lighting in the village and from a recent survey it was established that the majority of residents did not want it. Some private properties do use security lights and there is a flood lit all weather pitch on the Clayesmore School site, but not all lights are welcomed by everyone due to amenity concerns. Conversely, the Church is well illuminated externally and is welcomed as a very attractive feature and much valued village feature. There are some overhead cables in the historic core of the village, but in the more modern developments these have been placed underground to avoid unsightly poles and trailing wires that detract from the rural setting.

In terms of street furniture there are few street name boards in the older parts of the village and again this is welcomed by the residents as those street name plates in the more modern developments appear more suburban and not in keeping with the rural character of the village. Throughout the historic core of the village there are also a number of parish notice boards and public benches. All are constructed of wood and blend in well with the rural setting and many are associated with a particular phase in the development of the village.



Notice board on Post Office Road



Notice board and seat at the Chalk



Notice boards at the War Office

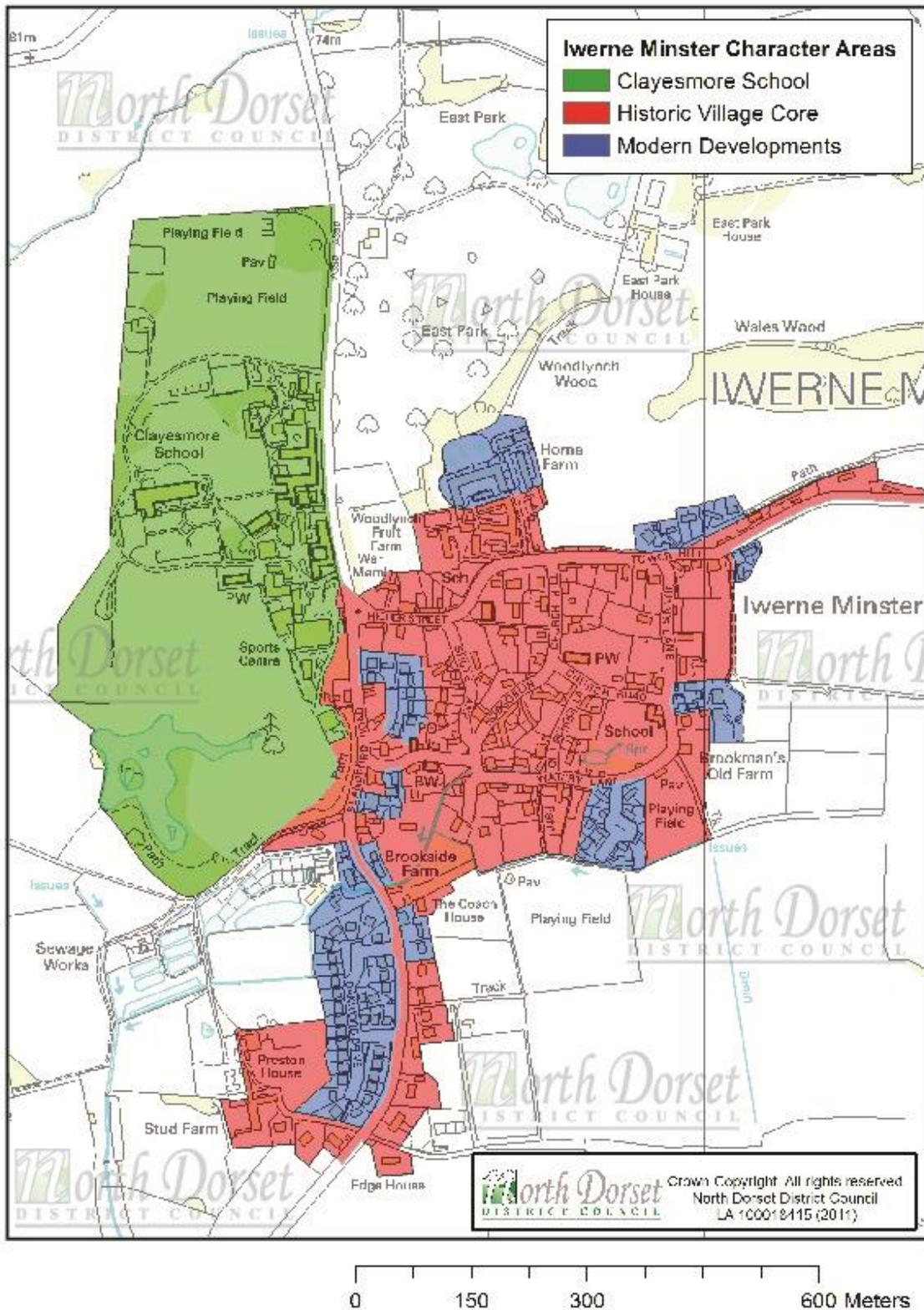


Wooden finger post sign showing the way to the Higher Blandford Road via Preston Hill

Another key feature in the village are the wooden finger posts pointing the way to the many community facilities and public footpaths within the village. The natural material again is in keeping with the rural character, especially in the historic core of the village.

7.0 SYNOPSIS OF CHARACTER AREAS

Based on the information and analysis in the previous sections Iwerne Minster can be clearly divided into three main character areas – The historic village core, the Clayesmore School complex (west of A350) and the more modern edge of settlement residential developments.



Map 12 – Iwerne Minster Character Areas

Historic Village Core

Settlement Pattern

The historic core of the village is tight grain and is interspersed by public and private open spaces with a mixture of detached properties, pairs of cottages and terraces with grouping being prevalent. Trees are a significant feature.

Building Form

The building types are a mixture of residential dwellings both private and social together with boarding houses and other educational facilities, community halls and commercial outlets. Building height, scale and densities are again mixed and range from single storey converted outbuildings to three storey dwellings.

Because of its geography, underlying geology and historical development there are a variety of building styles and materials in the historic village core. These range from a small number of greenstone properties to properties with knapped flint as well as cob, brick and rubble with timber detailing all reflecting their particular period of construction.

Roofs are predominantly tiled with decorative ridge tiles and finials being present on the later 19th century cottages. However, thatch also plays an important role with both the Dorset flush style and more decorative but less vernacular style block cut method being present.

Window design is varied reflecting the ages of construction although side hung timber casements appear to be the norm ranging from plain flush fitting windows with simple horizontal glazing bars to the more complicated glazing arrangements of the 'estate' cottages.

Porches and verandas are also common architectural elements with the lean to or pitched roof design being the norm. Dormers are prolific and generally pitched or hipped and chimney stacks are a key characteristic, which are without exception brick. Rainwater goods are mostly painted black.

The height and materials of boundary walls also vary with brick, rendered cob and exposed flintwork all being evident. Depending on the height of the wall tiles or shaped bricks are the preferred cappings.

Highways

The lanes in the historic core of the village have a distinctive rural nature with some being single carriage way and all are characterised by few pavements, grassed banks, high hedges and walls. Some houses front directly onto the highway especially along the sunken lanes. The narrowness of some of these lanes and lack of 'off road parking' results in congestion and hazard in some locations. Where there is off street parking drives are often gravel with brick sets that compliment the traditional materials of the dwellings. However, in some cases tarmac and concrete have been used, but fortunately this has weathered over time.

There are no street lights or road signs in the historic core of the village, but there are a number of overhead wires in Higher Street that are not particularly attractive.

Clayesmore School

Settlement Pattern

Located in the buildings and grounds of what was once described as being “the most ambitious High Victorian mansion in the country”, the school now contains a mix of the historic and modern buildings to meet the needs of the establishment. The Manor House remains in its parkland setting albeit they are now playing fields and the remaining part of the complex is concentrated along the eastern boundary adjacent to the A350.

Building Form

Now solely an educational establishment the Clayesmore School complex has a range of classrooms and boarding houses and includes an impressive sports hall and indoor swimming pool. The older buildings have been converted and the modern buildings have been built for a particular purpose, some more sympathetically than others. Brick and tile dominates the built form the scale of which is in keeping with the Listed Manor House and Stable Block with dormer detailing adding character. Many of the more modern buildings are hidden from public view behind the historic outbuildings and behind the high brick wall that runs along the main road. With appropriate landscaping many of the more modern additions sit well within the parkland setting, although the lighting on the all weather pitch can be seen from some considerable distance.

Highways

Private roads around the site are predominately tarmac due the volume of traffic associated with the school.

Modern Developments

Settlement Pattern

The modern developments tend to be located on the edge of the village and are characterised by individual detached dwellings with a small number of semi detached and terraced properties. The road layouts, uniform building heights and low densities often result in these developments appearing self-contained.

Building Form

All modern developments are residential, but there is a mix of private, social and age restricted tenures. Materials are dominated by brick with a mix of concrete and plain clay tiles for the roofs. Dormer windows are prevalent but detailing is limited with the exception of the more recent infill development schemes where timber and flint have been utilised. UPVC is the material of choice for windows and doors on the older properties although more traditional styles and materials have been used on the more recent developments. Where boundary walls are a feature these tend to be made of brick with the occasional flint inset. In the open plan estates shrubs and bushes are used to create division and improve privacy.

Highways

Wide tarmac roads with footpaths and kerb edges give the more modern developments an urban character together with street name plates. Most developments have off road parking on private drives constructed of similar materials. However, the Glebe is an exception where on street parking is a concern. Again the more modern infill developments have incorporated some more natural and traditional materials with Ash Grove being a good example.

8.0 THE FUTURE: DESIGN GUIDELINES FOR FUTURE DEVELOPMENT

As highlighted in the survey conducted for the Village Plan, published in 2006, and reinforced in the consultation for the VDS the residents of the village are anxious that Iwerne Minster should retain its character defined predominately by the historic core, that building standards are kept high and that all future development should be sympathetic to the architectural character of the village and its unique setting. The surrounding countryside provides a landscape framework and context for the setting of the village and any future development should be sensitive to this.

The VDS defines a series of guidelines that indicate a range of constraints and considerations that will be applicable to new development in the different character areas of the village as summarised in Section 7.

LANDSCAPE SETTING

IM1 DEVELOPMENT ADJOINING THE COUNTRYSIDE

All new development adjoining or close to the rural edges of the village should be planned and designed to create a sensitive transition between village and countryside to maintain the setting of the village in the rural landscape and its sensitive edges.

(Supplements Policies 1.7, 1.8 (ii), (iii), (iv), (viii), 1.23, 1.24, 1.32)

Applies to all Character Areas

IM2 VIEWS OF THE COUNTRYSIDE

Development should not adversely affect important views of the countryside from the village, views of the village from the surrounding countryside or important views within the village (see Map 4).

(Supplements Policies 1.7, 1.8 (ii), (iii), (v))

Applies to all Character Areas

SETTLEMENT PATTERN AND CHARACTER

IM3 TREES, HEDGES AND OPEN SPACES

All development proposals should consider the value of trees, hedges and open spaces in the settlement and the contribution they make to the character of the village. Protected trees and key open spaces have been identified on Map 7.

(Supplements Policies 1.7, 1.8 (ii), (iii), 1.23, 1.24, 1.39 1.40)

Applies to all Character Areas

Comment:

Open spaces should not be encroached upon if this would diminish the relationship of the built environment, visually, with the surrounding countryside or if it leads to the loss of the special spatial characteristics of a locality. This is particularly important within the historic core of the village where internal views and those to and from the surrounding countryside are an intrinsic part of the character of the village. Furthermore, all gardens and formal and informal open spaces are important and make a significant contribution to the special characteristics and appearance of the area.

Trees often soften street scenes, provide visual nodes and contribute to the visual amenities of the locality often providing a setting for buildings or groups of buildings. They should wherever possible be retained and opportunities identified for additional planting, reinforcing their contribution to the character and appearance of the village. Hedgerows provide a strong sense of enclosure and reinforce the rural nature of the village and they should wherever possible be retained and new hedges created where appropriate.

BUILDING FORM

IM4 CHARACTER AND APPEARANCE

All alterations or new development should compliment the character and appearance of the host building or surrounding developments in terms of type, height, form, scale and density.

(Supplements Policies 1.7, 1.8 (ii), (iv), 1.23, 1.24, 2.10, 2.11)

Applies all Character Areas

Comment:

The potential for future development within the village settlement boundary is limited. Whilst modern designs are acceptable they must be in keeping with village's overall character and add to the quality of the surrounding areas. Proposals for characterless, suburban style executive homes in unsuitable, unsympathetic forms or materials are unlikely to be in keeping with the village character.

Future development on the Clayesmore School site west of A350 should recognise the difference between the original buildings, those built in the 1970s to meet temporary educational needs and the more recent modern additions. New buildings should aim to reinforce the more historic forms and appearance of the school and be sited to protect the landscape setting.

IM5 DESIGN AND MATERIALS

All alterations or new development should respect the qualities and materials of the host building or surrounding developments as identified in each Character Area. (Supplements Policies 1.7, 1.8 (ii), (iv), 1.23, 1.24, 2.11)

Applies to all Character Areas

IM6 BUILDING FRONTAGE

All new development should respect the road frontage in a manner appropriate to the locality.

(Supplements Policies 1.7, 1.8 (ii), 1.23, 1.24, 2.11)

Applies to all Character Areas

IM7 HISTORIC ASSETS

All historic buildings, including listed and non listed buildings and heritage features such as the war memorial, pump, "war office", gates, walls, hedge lines, ponds, wells, stream, milestones and fingerposts should be protected as well as their settings.

(Supplements Policies 1.7, 1.8 (ii), 1.23, 1.24, 2.11)

Applies to the historic village core and Clayesmore School

HIGHWAYS

IM8 SUNKEN LANES

The sunken lanes, as identified on Map 10, should to be protected from harmful development. Any new access that would result in the detrimental loss of trees and hedges or have a negative impact on the enclosed nature of the lanes should be resisted.

(Supplements Policies 1.7, 1.8 (ii), 1.23, 1.24)

Applies to the historic village core only

Comment:

Sunken lanes are particularly sensitive to the creation of new vehicular accesses as highway requirements can result in the lowering of the banks and the clearing of trees and hedges to improve visibility.

IM9 GARAGES, PARKING AND DRIVEWAYS

Garages and outbuildings should be in keeping with the style of the property. Off road parking and driveways should be sympathetic to the surroundings using shingle, brick and set finishes where appropriate to maintain the rural character of the village and should not have a negative impact on the street scene.

(Supplements Policies 1.7, 1.8 (ii), (vi), 1.23, 1.24)

Applies to all Character Areas

IM10 UTILITIES AND STREET FURNITURE

Utilities and street furniture that urbanises the village should be avoided. Ideally, all power and telephone lines and other services should be underground wherever possible. Street furniture and signage should be in keeping with the locality. (Supplements Policies 1.7, 1.8 (ii), 1.23, 1.24)

Applies to all Character Areas

Comment:

To maintain the character of the rural roads further guidance on design, quality and materials can be found in the Rural Roads Protocol produced by Dorset County Council (www.dorsetforyou.com/ruralroads).

IM11 LIGHTING

External and security lighting should be sited so as not to cause light pollution or inconvenience to neighbours or pedestrians.

(Supplements Policies 1.7, 1.8 (ii), (iii), 1.23, 1.24)

Applies to all Character Areas

9.0 CONCLUSIONS

Iwerne Minster, like so many Dorset Villages, has a very long history founded on agriculture and water. Its slow development over hundreds of years has given rise to a tranquillity that people now need as a haven from the frenetic nature of modern life. People choose to live here because of that quality of tranquillity and rural charm that comes from living so close to the countryside.

Residents and visitors alike enjoy the appearance of the thatched cottages and old architectural styles that have shaped the village since the 12th century. That is certainly not to say that there is no place for contemporary architecture but it is important that it is not allowed to overwhelm the present feeling of history and charm that the people who live in Iwerne Minster value so much.

The Parish Plan of 2006 (which should be read in conjunction with this design statement) recorded the aspirations of residents for their village and a resident's comment that "Iwerne Minster is great the way it is" reflects what people really want.

Change is, of course, inevitable but it should be accepted and managed for what it is – an opportunity for improvement and not the destruction of what people hold dear.

The quality of life for existing residents is important and it is hoped that this document will help future developers, Planning Officers and Members of Councils to understand the character of Iwerne Minster and to protect the village from unsuitable and unsympathetic development that does not compliment the existing buildings.

In summary the aim of this document has been:-

To protect, maintain and enhance the village environment, its surroundings and enhance the quality of life for the people who live here.

10.0 PROCEDURES AND PRACTICES

The design guidelines outlined in Section 8 all comply with and/or support the existing North Dorset District-Wide Local Plan (1st Revision) that was adopted in January 2003. As mentioned in Section 1 the Local Plan will be replaced by the New Plan for North Dorset in the next few years.

For all planning applications a Planning Officer will visit the site to become fully aware of the local character and landscape setting and will consider how any proposed development would impact on the neighbouring amenity. If properties are listed or located in the Conservation Area a Conservation Officer will also visit the site and forward their comments and recommendations to the planning officer responsible for the application.

The Parish Council are notified of all applications within the parish boundaries and any that are close to the parish boundaries but in neighbouring parishes. They are sent a copy of each planning application and supporting materials. The opinion and recommendation of the Parish Council is taken into consideration when the planning officers make their recommendation. The Planning Officer also seeks advice from the County Highway Engineer, Tree Officers and Natural England where necessary.

All local residents can comment on planning applications. To view the plans you can either contact the Parish Clerk or visit the Council Offices in Blandford Forum where the planning register is held. A list of planning applications to be considered by the Parish Council is displayed on the village notice board.

Many planning applications will include a Design and Access Statement and this provides further information on the materials to be used and construction methods and techniques. Where trees are identified on a site a detailed Tree Survey and arboreal report are also required.

For further information on development control practices and applying for planning permission please see the North Dorset District Council website www.dorsetforyou.com/397161

11.0 RECOMMENDATIONS

The main recommendations resulting from the VDS process are the guidelines outlined in Section 8. However there are two additional recommendations that the residents of Iwerne Minster would like the Council to consider.

The first is to consider placing a second Article 4 Direction on the Conservation Area that would remove permitted development rights for replacement windows. Residents were particularly concerned about the impact UPVC windows were having on the character and appearance of the village. By removing permitted development rights for replacement windows, control would be exercised through planning applications and ensure that such new windows and doors would be sensitive and sympathetic to the character of the village.

The second recommendation is that the boundaries of the Conservation Area are reviewed to include listed buildings particularly at the top of Dunns Lane / Tower Hill where a listed property lies outside the boundary.

12.0 REFERENCES

The Iwerne Minster Parish Plan 2006.

North Dorset District Council Planning Guidance Note of March 2007 “Adopting Village & Town Design Statements as Supplementary Planning Documents”

North Dorset District Council Planning Guidance Note May 2007 “Parish Planning in North Dorset – Developing a proactive dialogue”

“Iwerne Minster, Before, During and after the Great War” edited by P. Anderson Graham (1923) with authorised extracts from Thomas Hardy, O.M. and Heywood Sumner FSA.

Historical Monuments in the County of Dorset, Vol. Iv – North – Royal Commission on Historical Monuments (1972)

The Town and Village design statements of Sturminster Newton & Child Okeford.